

RES LAND TABLE AC

Parcel Number	Is Impr.	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Value	Net Acreage	\$/acre	Class	Neigh.
07 020 002 12	NO		8/31/2023	WD	32-SPLIT VACANT	\$ 12,000	10000	4.00	\$ 3,000	402	4010
07 019 004 00	NO		7/7/2023	LC	03-ARM'S LENGTH	\$ 20,000	11250	5.00	\$ 4,000	402	4010
07 009 011 00	NO		5/11/2023	WD	03-ARM'S LENGTH	\$ 22,000	12125	5.00	\$ 4,400	402	4010
07 020 005 00	NO		8/8/2023	WD	03-ARM'S LENGTH	\$ 21,000	12500	5.00	\$ 4,200	402	4010
									\$ 3,900		
									\$ 3,900 USED		
07 023 007 00	NO		7/28/2023	MLC	03-ARM'S LENGTH	\$ 48,000	46250	20.00	\$ 2,400	402	4010
07 016 012 10	NO		8/12/2022	WD	03-ARM'S LENGTH	\$ 122,500	93350	39.32	\$ 3,115	402	4010
07 018 004 00	NO		9/23/2022	WD	03-ARM'S LENGTH	\$ 92,000	100000	40.00	\$ 2,300	402	
07 023 007 10	NO	14655 190TH AVE	11/1/2023	WD	03-ARM'S LENGTH	\$ 110,000	95000	40.00	\$ 2,750	402	4010
07 036 016 00	NO		1/6/2023	WD	03-ARM'S LENGTH	\$ 120,000	97500	40.00	\$ 3,000	402	4010
07 010 004 00	NO		9/21/2023	WD	03-ARM'S LENGTH	\$ 142,500	97500	40.00	\$ 3,563	402	
07 029 007 00	NO		4/11/2023	WD	03-ARM'S LENGTH	\$ 125,000	98750	40.00	\$ 3,125	402	
									\$ 2,893		
									\$ 2,900 USED		
07 020 002 20	NO										
07 008 007 20	NO	14457 220TH AVE	4/15/2022	MLC	03-ARM'S LENGTH	\$ 140,000	116575	46.51	\$ 3,010	401	
07 002 012 01	NO		6/15/2022	WD	03-ARM'S LENGTH	\$ 123,600	117050	48.00	\$ 2,575	1	4010
07 010 007 00	NO		8/10/2023	WD	03-ARM'S LENGTH	\$ 140,000	154675	70.00	\$ 2,000	102	
07 018 011 00	NO	20760 16 MILE RD	7/6/2022	WD	03-ARM'S LENGTH	\$ 195,000	188000	78.00	\$ 2,500	402	4010
			11/11/2022	WD	03-ARM'S LENGTH	\$ 325,000	195000	79.00	\$ 4,114	401	4010
									\$ 2,840		
									\$ 2,900 USED		

ACRES	TABLE	PER AC	
		2025	2024
1	5,000	3,900	5,000
1.5	2,500	3,900	3,700
2	7,800	3,900	3,700
2.5	9,750	3,900	3,700
4	15,600	3,900	3,700
5	19,500	3,900	3,700
6	20,400	3,400	
7	25,550	3,650	3,100
10	34,000	3,400	2,500
15	43,500	2,900	2,500
20	58,000	2,900	2,500
25	72,500	2,900	2,500
30	87,000	2,900	2,500
40	116,000	2,900	2,500
80	200,000	2,500	2,500
100	250,000	2,500	2,500

Ag Rate

Ag Rate

*Interpolated

FRONT FOOT VALUE **NO CHANGE**

AG LAND TABLE

PARCEL	CLASS	DATE	AMOUNT	NET	
				ACRES	PER ACRE
07 002 012 01	AG	8/10/2023	\$ 140,000	67.15	\$ 2,085
07 018 004 00	RES	9/23/2022	\$ 92,000	40.00	\$ 2,300
07 008 007 20	RES	6/15/2022	\$ 123,600	46.81	\$ 2,640
07 023 007 00	RES	11/1/2023	\$ 110,000	38.00	\$ 2,895
					\$ 2,480
					2500 USED
NOT USED					
07 029 007 00	RES	4/11/2023	\$ 125,000	39.50	\$ 3,165
07 016 012 10	RES	8/12/2022	\$ 122,500	37.32	\$ 3,282
07 010 004 00	RES	9/21/2023	\$ 142,500	39.00	\$ 3,654

**INDUSTRIAL
VILLAGE**

\$/AC

*10-032-124-00	1/3/2023	\$ 42,000	4.00	174,240	\$ 10,500	\$ 0.24	Com Cherry Valley Twp - Lake County	None
*007-035-005-00	8/19/2022	\$ 80,000	8.97	390,733	\$ 8,919	\$ 0.20	Com Forest Twp - Missaukee County	None
03-005-007-00	3/30/2024	\$ 95,000	20.38	887,753	\$ 4,661	\$ 0.11	Com Ewart Twp - Osceola County	None
*007-033-200-01	8/11/2022	\$ 150,000	39.00	1,698,840	\$ 3,846	\$ 0.09	Com Hayes Twp - Clare County	C-2
*01-034-018-512	7/20/2023	\$ 350,000	39.39	1,715,828	\$ 8,886	\$ 0.20	Com Green Twp - Mecosta County	R4

\$7,362 \$0.17

\$7,400 USED

> 5 Acres = \$3,000

10-022-007-10	8/6/2022	\$ 15,000	5.00	217,800	\$ 3,000	\$ 0.07	Res Middle Branch Twp - Osceola County	None
13-006-010-40	2/13/2024	\$ 20,000	5.87	255,697	\$ 3,407	\$ 0.08	Res Richmond Twp - Osceola County	A
13-022-007-00	3/17/2023	\$ 27,000	7.30	317,988	\$ 3,699	\$ 0.08	Res Richmond Twp - Osceola County	A
10-008-016-00	9/12/2023	\$ 40,000	22.05	960,498	\$ 1,814	\$ 0.04	Res Middle Branch Twp - Osceola County	None
08-004-004-20	4/5/2022	\$ 90,000	28.09	1,223,600	\$ 3,204	\$ 0.07	Res Lincoln Twp - Osceola County	None
03-006-006-00	11/27/2023	\$ 200,000	33.97	1,479,733	\$ 5,888	\$ 0.14	Res Ewart Twp - Osceola County	None
10-010-003-00	12/26/2023	\$ 140,000	56.80	2,474,208	\$ 2,465	\$ 0.06	Res Middle Branch Twp - Osceola County	None
16-004-012-00 & 16-004-007-00	3/11/2024	\$ 305,000	117.49	5,117,864	\$ 2,596	\$ 0.06	Res Sylvan Twp - Osceola County	None
08-004-001-00	5/13/2022	\$ 195,000	110.30	4,804,668	\$ 1,768	\$ 0.04	Res Lincoln Twp - Osceola County	None
06-036-017-00	6/2/2022	\$ 335,000	133.10	5,797,836	\$ 2,517	\$ 0.06	Res Highland Twp - Osceola County	C-I & FR

\$ 3,036 \$ 0.07

\$ 3,000 USED

**COMMERCIAL
VILLAGE**

\$/AC

*10-032-124-00	1/3/2023	\$ 42,000	4.00	174,240	\$ 10,500	\$ 0.24	Com Cherry Valley Twp - Lake County	None
*007-035-005-00	8/19/2022	\$ 80,000	8.97	390,733	\$ 8,919	\$ 0.20	Com Forest Twp - Missaukee County	None
03-005-007-00	3/30/2024	\$ 95,000	20.38	887,753	\$ 4,661	\$ 0.11	Com Ewart Twp - Osceola County	None
*007-033-200-01	8/11/2022	\$ 150,000	39.00	1,698,840	\$ 3,846	\$ 0.09	Com Hayes Twp - Clare County	C-2
*01-034-018-512	7/20/2023	\$ 350,000	39.39	1,715,828	\$ 8,886	\$ 0.20	Com Green Twp - Mecosta County	R4

\$7,362 \$0.17

\$7,400 USED

> 20 Acres = \$3,000

10-008-016-00	9/12/2023	\$ 40,000	22.05	960,498	\$ 1,814	\$ 0.04	Res Middle Branch Twp - Osceola County	None
08-004-004-20	4/5/2022	\$ 90,000	28.09	1,223,600	\$ 3,204	\$ 0.07	Res Lincoln Twp - Osceola County	None
03-006-006-00	11/27/2023	\$ 200,000	33.97	1,479,733	\$ 5,888	\$ 0.14	Res Ewart Twp - Osceola County	None
10-010-003-00	12/26/2023	\$ 140,000	56.80	2,474,208	\$ 2,465	\$ 0.06	Res Middle Branch Twp - Osceola County	None
16-004-012-00 & 16-004-007-00	3/11/2024	\$ 305,000	117.49	5,117,864	\$ 2,596	\$ 0.06	Res Sylvan Twp - Osceola County	None
08-004-001-00	5/13/2022	\$ 195,000	110.30	4,804,668	\$ 1,768	\$ 0.04	Res Lincoln Twp - Osceola County	None
06-036-017-00	6/2/2022	\$ 335,000	133.10	5,797,836	\$ 2,517	\$ 0.06	Res Highland Twp - Osceola County	C-I & FR

\$ 2,893 \$ 0.07

\$ 3,000 USED